

## Upgrades List

### 2017

Installed ADT security system: wired to all doors and windows, and a motion detector in stairwell  
Wired house for Cat 5 Ethernet: all outlets provide internet when routed to modem allowing for hardlined use.

### 2018

Installed ceiling fans in all bedrooms and main floor  
Installed dimmer switches for all ceiling lights  
Changed out all halogen bulbs in house and all exterior lights to energy-saving LED  
Installed 3.2 Kw Tesla solar-power system (owned, not leased)  
Installed NEM Meter into electrical panel for grid access, as well as, selling of power to grid

### 2019

Installed NewAge Storage in garage.  
Installed Rubbermaid rack storage along garage walls  
Installed a 220v electric outlet in garage.  
Installed ChargePoint EV 220v charger  
Replaced garage door opening mechanism to a dual spring system

### 2020

Installed 6 Wired Nest Protects to replace original smoke detectors  
Repainted balconies  
Installed custom wainscoting in the 2nd bedroom  
Installed LED under-cabinet lights in the kitchen  
Installed hanging storage in garage: weight capacity up to 300lbs across

### 2022

Installed custom residential tinting to 7 windows in the house  
Ceramic Heat Shield (to block heat and UV) on South-facing Windows in upstairs hallway and 2nd bedroom  
Ceramic Heat Shield and Privacy Reflective (blocks heat and view) on all East-facing windows and doors in master bedroom sliding doors, 2nd bedroom, living room door and kitchen window

### 2023

Installed handmade cabinet in master bathroom for added storage.  
Painted garage walls in semi-gloss finish for easy cleaning  
Installed shelves into back bar area  
Painted all white walls and stairs kick plate with high quality clean up ready paint.  
Installed Nest doorcam, wired to power and the doorbell

### 2024

Installed sound damping tiles throughout the 2nd story stairwell.  
Installed privacy glass along the master balcony

### 2025

Installed Rachio Smart Irrigation controller  
Had home calculated using a Manual J for heating and cooling requirements  
HVAC return vent increased to proper size as well as increased to 2" filter for better airflow and longevity.  
Installed New American Standard 2 ton 16 SEER 8.2 HSPF Heat Pump / AC Package Unit / Model 5WCZ24A1000A with modern R-454B freon.  
Installed Gen 4 Nest Thermostat